

# Surprise Housing Profile

## Total Population

|                    | <i>1990</i> | <i>2000</i> | <i>% of county<br/>total in 2000</i> | <i>1990 – 2000<br/>% Growth</i> |
|--------------------|-------------|-------------|--------------------------------------|---------------------------------|
| Surprise           | 7,122       | 30,848      | 1.0%                                 | 333.1%                          |
| Maricopa<br>County | 2,122,101   | 3,072,149   | -                                    | 44.8%                           |

## Median Household Income

|                 | <i>1990</i> | <i>2000</i> |
|-----------------|-------------|-------------|
| Surprise        | \$21,750    | \$44,156    |
| Maricopa County | \$30,797    | \$45,358    |
| Arizona         | \$27,540    | \$39,067    |

## Racial Composition

| <i>Race</i>      | <i>1990</i> | <i>2000</i> | <i>% of total<br/>population 2000</i> |
|------------------|-------------|-------------|---------------------------------------|
| White            | 3,896       | 26,521      | 86.0%                                 |
| African American | 113         | 806         | 2.6%                                  |
| Native American  | 37          | 134         | 0.4%                                  |
| Asian            | 9           | 329         | 1.1%                                  |
| Other            | 3,067       | 3,058       | 9.9%                                  |
| Hispanic         | 3,916       | 7,184       | 23.3%                                 |

## Household Characteristics

|                           | <i>1990</i> | <i>2000</i> |
|---------------------------|-------------|-------------|
| Total Households          | 2,254       | 12,484      |
| Homeownership Rate        | 77.9%       | 88.3%       |
| Average Household<br>Size | 3.08        | 2.46        |

## Age Distribution

| <i>Age Group</i> | <i>1990</i> | <i>2000</i> | <i>% of total<br/>population 2000</i> |
|------------------|-------------|-------------|---------------------------------------|
| Under 20         | 2,402       | 6,598       | 21.4%                                 |
| 20 – 54 yrs      | 2,589       | 11,360      | 36.8%                                 |
| 55 & Over        | 2,131       | 12,890      | 41.8%                                 |

|            |      |      |
|------------|------|------|
| Median Age | 33.0 | 46.1 |
|------------|------|------|

### Housing Inventory by Unit Type

| <i>Unit Type</i>      | <i>1990</i> | <i>2000</i> | <i>% of all<br/>units in<br/>2000</i> | <i>1990 –<br/>2000 %<br/>Growth</i> |
|-----------------------|-------------|-------------|---------------------------------------|-------------------------------------|
| Single Family         | 1,421       | 11,620      | 71.3%                                 | 717.7%                              |
| Townhouse /<br>Condo  | 198         | 483         | 3.0%                                  | 143.9%                              |
| Multi-family<br>Units | 652         | 1,378       | 8.5%                                  | 111.3%                              |
| Manufactured<br>Home  | 2,853       | 2,200       | 13.5%                                 | -22.9%                              |
| Other Units           | 132         | 626         | 3.8%                                  | 374.2%                              |
| Total Units           | 5,256       | 16,307      | -                                     | 210.25%                             |

### Median Multi-Family Rent in 2000

|                     | Complexes Built<br>Before 1995 | Complexes Built<br>After 1995 |
|---------------------|--------------------------------|-------------------------------|
| Median Rent         | \$638                          | \$770                         |
| # of Units Surveyed | 180                            | 350                           |

### Single Family Home Sales Activity

|             | <i>NEW</i>            |                               | <i>RESALE</i>         |                               | <i>TOTAL</i>          |                               |
|-------------|-----------------------|-------------------------------|-----------------------|-------------------------------|-----------------------|-------------------------------|
| <i>Year</i> | <i># of<br/>Sales</i> | <i>Median<br/>Sales Price</i> | <i># of<br/>Sales</i> | <i>Median<br/>Sales Price</i> | <i># of<br/>Sales</i> | <i>Median<br/>Sales Price</i> |
| 1996        | 493                   | \$97,000                      | 174                   | \$83,500                      | 667                   | \$96,200                      |
| 1997        | 1,511                 | \$113,900                     | 260                   | \$93,300                      | 1,771                 | \$111,800                     |
| 1998        | 2,653                 | \$118,300                     | 278                   | \$92,300                      | 2,931                 | \$116,200                     |
| 1999        | 3,000                 | \$128,800                     | 522                   | \$115,500                     | 3,522                 | \$125,400                     |
| 2000        | 3,116                 | \$130,700                     | 1,011                 | \$123,600                     | 4,127                 | \$128,600                     |

### Assisted Housing Units Produced between 1996 - 2000

|                 |       |
|-----------------|-------|
| Surprise        | 0     |
| Maricopa County | 8,344 |

### Housing Affordability Gap

|                                                              | Surprise | Maricopa County |
|--------------------------------------------------------------|----------|-----------------|
| Total<br>Gap                                                 | 930      | 108,373         |
| Gap as a %<br>of Total<br>households                         | 7.5%     | 9.6%            |
| % of Median<br>household<br>Income where<br>total gap occurs | 79%      |                 |